

CELEBRATION CAPE HOMEOWNERS ASSOCIATION, INC.

**SPECIAL BOARD OF DIRECTORS MEETING**

*A Corporation Not-for-Profit*

Tuesday, December 27, 2016 at 5:00 pm

Held at: Celebration Cape Pavilion (203 Destiny Circle, Cape Coral, FL 33990)

**1. CERTIFY A QUORUM AND CALL TO ORDER:**

Jim Arnold, Board President, called the meeting to order at 5:02 pm.

**2. CERTIFYING OF BOARD QUORUM:**

A Board quorum was established with Jim Arnold, Susan Dyszel and Linda Foreman present. (Tropical Isles Management did not have a representative present at this meeting.)

**3. PROOF OF NOTICE OF MEETING:**

Notice was posted at the Pavilion signboard and emailed to all Homeowners in accordance with Florida Statutes, Chapter 720 and Association Bylaws §8.3.

**4. NEW BUSINESS:**

The purpose of this Special Board of Directors meeting is to review the options and make decisions for obtaining appropriate insurance coverage for the Association.

The Board consulted with the Association's management company and representatives from Gulfshore Insurance Company to determine coverage that is both legally required and financially responsible for the Association.

Susan Dyszel (Board Treasurer) presented the following to the Board:

At the December 8, 2017 Board of Directors meeting, the initial proposals for 2017 insurance were discussed. Based on the requirements of our CC&Rs, we will need to add coverage for Worker's Compensation and General Liability. Further, since we anticipate increasing the funds held by the HOA through the initial reserve, a Crime/Fidelity policy would be required. A revised insurance proposal was requested to conform to that Board decision.

The revised proposal from Gulfshore (dated December 13, 2016) includes coverage for the following:

- Pavilion as physical property
- Directors & Officers
- Crime/ Fidelity
- Workers' Compensation
- Umbrella Liability (\$1,000,000)

The premium for 2017 is \$4414 per year (\$77.44 per lot per year) which is an increase of \$1419 over last year, due to the additional policy items.

The Treasurer recommends that the Board accept this proposal for insurance coverage beginning January 1, 2017 through December 31, 2017.

A motion was made to approve the insurance policy coverage changes as recommended. The motion was seconded and approved by all Board members.

The Board will notify Gulfshore insurance of its decision, and execute applications and other documents required to effect the above-noted insurance coverage for the Association.

**5. OTHER BUSINESS:**

The Board has no other issues to discuss.

**6. OWNER COMMENTS / OPEN FORUM:**

Jack O'Neil addressed the Board and other Members present. He expressed his gratitude for the ongoing support and cooperation he receives from homeowners when he works with them on irrigation system issues on their personal property. He also reminded everyone to contact him first if they have any questions or notice a problem with their irrigation. Taking this approach saves the Association the expense of a service call to the landscaping company, and often resolves the issue in a timely manner.

In turn, the Board and Membership thank Jack for his valuable and continued service to the community.

**7. NEXT MEETING:**

The next Board of Directors meeting is scheduled for Sunday, January 8, 2017 at 3:00 pm, at the Pavilion (203 Destiny Circle, Cape Coral, FL).

**8. ADJOURNMENT:**

There being no further business, the meeting was adjourned at 5:15 pm.

Respectfully submitted,

Linda Foreman  
Secretary, Board of Directors  
Celebration Cape Association

*(The preceding minutes were approved by the Board of Directors on January 8, 2017.)*